

# Smith's Plaza

4645 South 4000 West #2  
West Valley City, UT 84120

**RETAIL**  
FOR LEASE

**Anchored by top 3 producing Smith's in Utah**



## PROPERTY INFORMATION

- > \$24.00 PSF, NNN
- > 1,400 SF Available
- > Great Visibility and Access
- > Abundant Parking
- > Anchored by Smith's Grocery  
(Top 3 producing in UT)
- > Nearby Tenants:

**HARBOR FREIGHT TOOLS**  
Quality Tools at Ridiculously Low Prices



## DEMOGRAPHICS

1 MILE    3 MILE    5 MILE

### POPULATION

2020 EST	21,864	178,338	332,032
2025 PROJ	23,087	188,609	351,211

### HOUSEHOLDS

2020 EST	6,568	54,070	102,925
2025 PROJ	6,969	57,313	109,145

### INCOME

2020 AVG	\$81,673	\$84,090	\$85,383
2020 MED	\$67,864	\$69,634	\$70,076

Source: Sites USA 2020

# NAIPremier

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

7455 Union Park Avenue Ste. A,  
Midvale, Utah 84047

801 255 3333 | [naipremier.com](http://naipremier.com)

**Marlon Hill**

Principal Broker, MBA

d 801 619 2701

c 801 548 3262

[mhill@naipremier.com](mailto:mhill@naipremier.com)

**Tom Longaker**

Associate Broker

d 801 619 2702

c 801 755 1264

[tlongaker@naipremier.com](mailto:tlongaker@naipremier.com)

**Calvin Hill**

Agent

d 801 619 2708

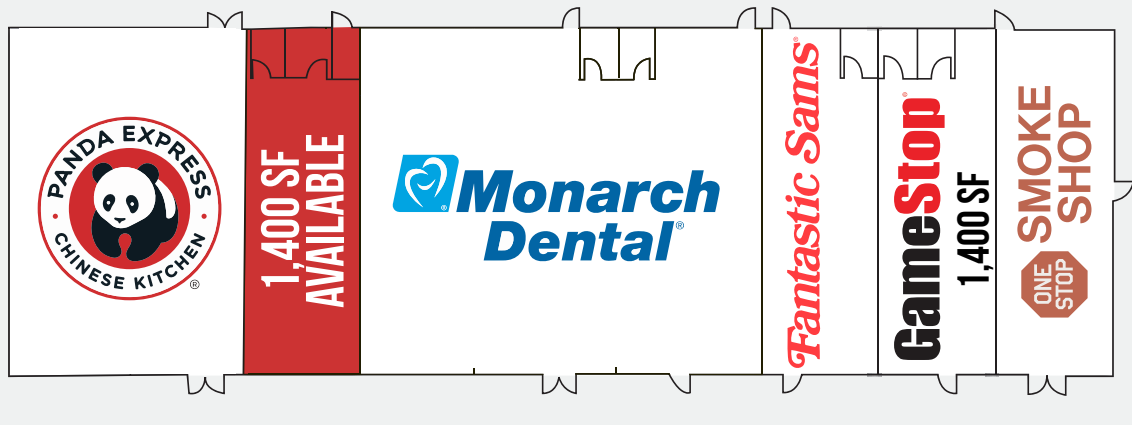
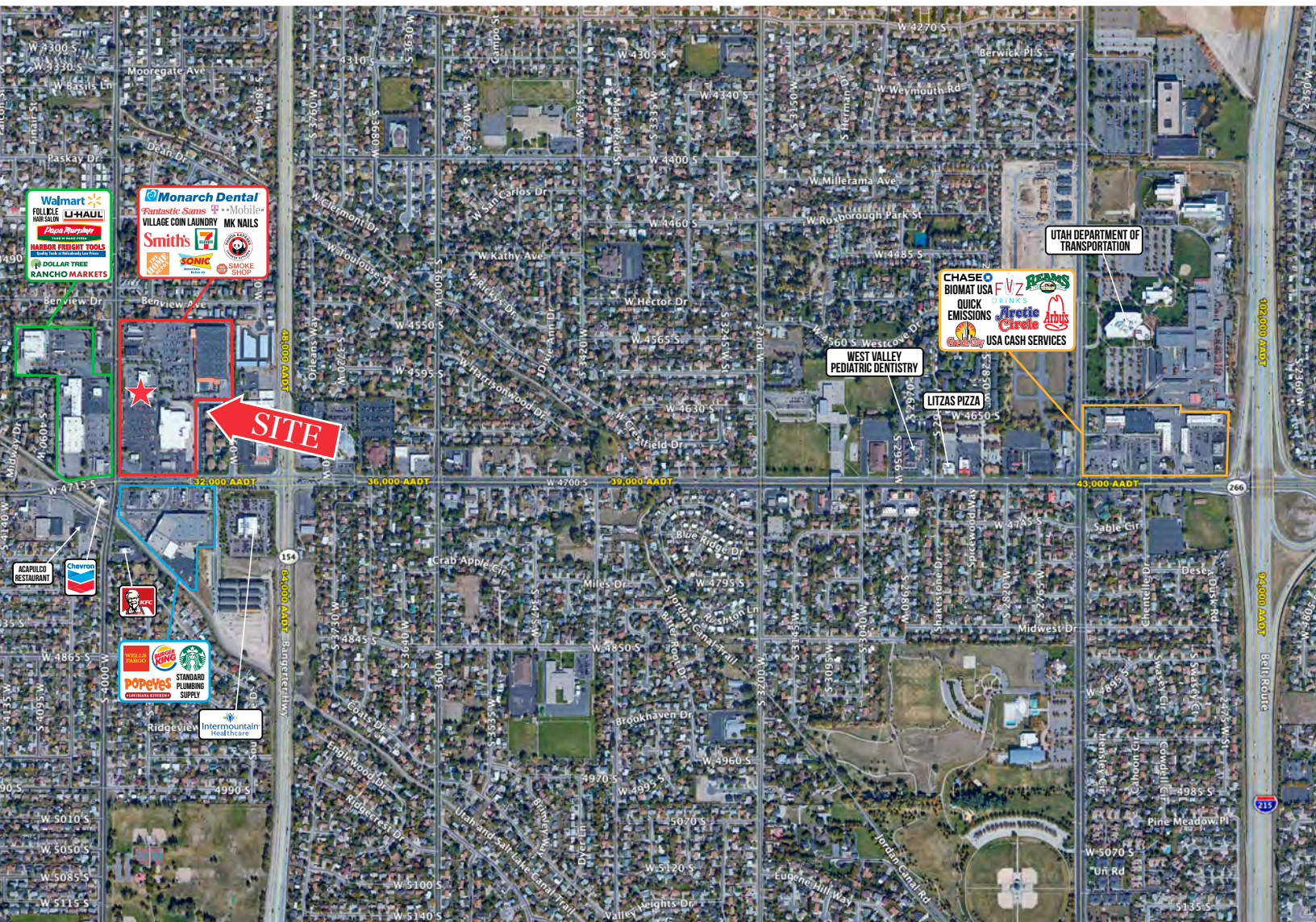
c 801 243 9525

[chill@naipremier.com](mailto:chill@naipremier.com)



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